



SITE DATA SUMMARY	
LOT 1 DAY CARE/ MONTESSORI	
ZONING	SF-1 PD-176
FUTURE LAND USE PLAN	RES- RESIDENTIAL
PROPOSED USE	DAY CARE/ MONTESSORI
LOT AREA	5.725 AC
TOTAL BUILDING AREA	24,000 SF
BUILDING HEIGHT	35', 1 STORY
LOT COVERAGE	10%
FAR	0.10
PARKING REQUIRED	250 PUPILS=25, 50 TEACHERS=50, 75 SPACES
PARKING PROVIDED	77
INTERIOR LS REQUIRED	1,380 SF
INTERIOR LS PROVIDED	3,827 SF
IMPERVIOUS SURFACE	90,893 SF
OPEN SPACE	62%
PLAYGROUND REQUIRED	16,250 SF
PLAYGROUND PROVIDED	25,245 SF
NOTE: HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS	

**EXHIBIT B: SUP # 09-004
PRELIMINARY SITE PLAN**
CHILDREN'S GARDEN MONTESSORI ACADEMY
LOT 1 BLOCK A
5.725 ACRES
SITUATED IN THE
J. DILLINGHAM SURVEY, ABST. 282
COLLIN COUNTY
CITY OF FRISCO STATE OF TEXAS
AUGUST 14, 2009

WATER METER SCHEDULE			
I.D.	TYPE	SIZE	NO.
Δ	DOM.	2"	3
Δ	IRR.	2"	3

OWNER
The 2478 Joint Venture
c/o
Christie Realty
1770 N. Redaub Blvd.
Suite 320
McKinney, Texas 75070
972-529-7022

OWNER
Baptist Church Loan
617 Castleford Dr.
Allen Texas, 75013
phone (972)396-5554
fax (972)396-7993

APPLICANT
Jordan Realty Advisors
Shane Jordan
5016 Tennyson Parkway
Plano Texas, 75024
phone (972)231-8600
fax (972)231-8695

APPLICANT
NextGen Montessori, Inc.
Athirai Boskaran
8565 Gratitude Trail
Plano Texas, 75024
phone (972)334-0980
fax (972)239-3820

ENGINEER / SURVEYOR
Kimley-Horn & Assoc., Inc.
12700 Park Central Drive
Suite 1800
Dallas, Texas 75251
phone (972)770-1300
fax (972)239-3820

Scale: AS SHOWN
Designed by: JCA
Drawn by: JCA
Checked by: AMF
Date: AUGUST 2009
Project No. 064334001

SHEET

1 OF 1

**CHILDREN'S GARDEN
MONTESSORI ACADEMY**
FRISCO, TEXAS

**EXHIBIT
"B"**

**Kimley-Horn
and Associates, Inc.**
12700 Park Central Drive, Suite 1800
Dallas, Texas 75251
Tel. No. (972) 770-1300
Fax No. (972) 239-3820
Registration Number T-928